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Application Number:	22/01366/3FUL
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Application Type:	Planning FULL (REG3)
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Proposal Description:	Erection of 2 dormer bungalows, 100% affordable council houses on vacant land. The application is for the houses, roads, and all associated infrastructure to serve them
At:	Garage Site Moor View Branton Doncaster DN3 3NE

For:	Adam Goldsmith - DMBC
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Third Party Reps:	None	Parish:	Cantley with Branton Parish Council
		Ward:	Finningley

Author of Report:	Dave Richards
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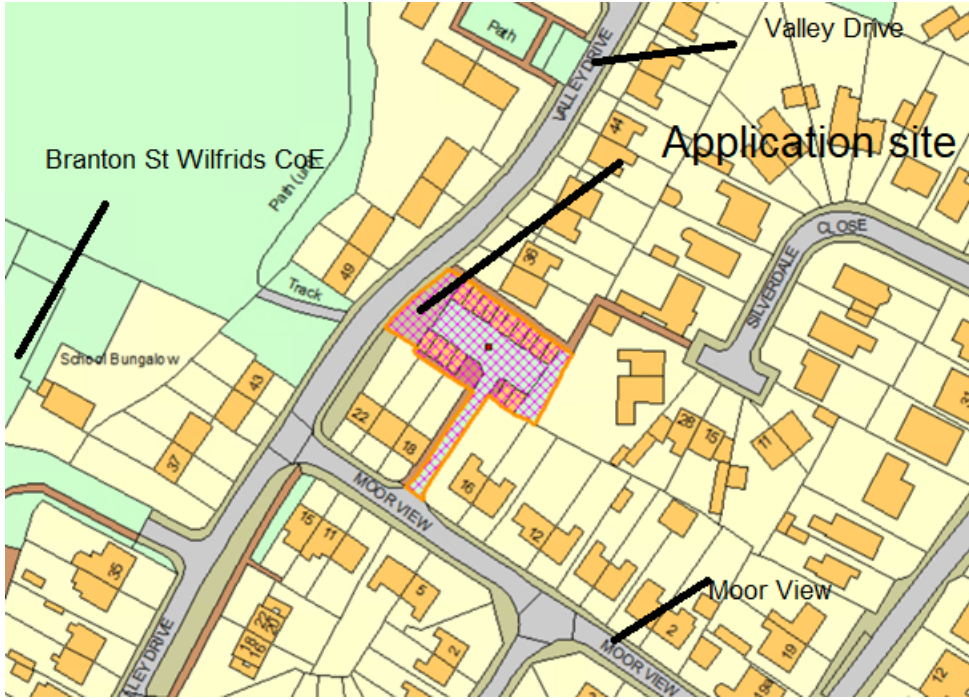
SUMMARY

This application seeks permission for the erection of 2 dormer bungalows on a former garage block site within the village of Branton.

The proposal is presented to Planning Committee for determination, as the application has been submitted by Doncaster Council. The properties are to be constructed as part of the Council's New House Build Programme to deliver new council housing for the Borough. Once built the site would be transferred to St Leger Homes, Doncaster Councils arm's length organisation that handle all housing for the Authority.

The application site represents a practical option to support the on-going aspirations of the Council to achieve additional affordable homes in Branton. The site lies within a sustainable location and the redevelopment for housing would make best use of an underutilised site. The planning constraints of the site, such as the highway access and ensuring an acceptable impact on local amenity, have been addressed during the course of the application.

RECOMMENDATION: GRANT planning permission subject to conditions.



1.0 Reason for Report

1.1 This application is being presented to Planning Committee because the application has been submitted by Doncaster Council for its own development.

2.0 Proposal

2.1 This application seeks full planning permission for 2 dormer bungalows and associated infrastructure on a site which is owned by Doncaster Council. Doncaster Council Property Services department have submitted the application on behalf of Doncaster Council's Strategic Housing team.

2.2 Strategic Housing as a team are responsible for ensuring the delivery of Doncaster Council Housing Strategy by meeting the housing needs of the borough. This scheme is part of Doncaster Council's Council House New Build (CHNB) programme, which has been on-going since 2014 and to date has seen the delivery of 447 new affordable properties.

2.3 The site is a block of 16 garages and an area of hardstanding. The Housing Needs Survey (2019) identifies that the area has an under supply of bungalows, in addition to an increasing demand for social housing, hence the proposal now before us.

2.4 The application includes various plans and supporting documents including:

- Design and Access Statement
- Proposed Elevations
- Proposed Floor Plans
- Site Plans
- Flood Risk Assessment
- Drainage Plan
- Topographical Survey
- Health Impact Assessment

3.0 Site Description

3.1 The application site lies within the built up part of Branton, off Moor View which serves as a residential street linking Chapel Lane with Valley Drive. It is well located in relation to the basic amenities available in Branton, with bus services towards Doncaster (west bound) and the outer villages (east bound).

3.2 The prevailing character of the area is that of generally residential housing based on the 'Radburn' principles of design which originally aimed to maximise the separation of vehicles and pedestrians. Therefore, the garage block would have historically served as the parking court for surrounding dwellings, which is typified by the lack of off street parking for some properties nearby. Since the original inception of this street layout, the area has generally been 'de-Radburnised' with the introduction of driveways into front gardens. This has meant garage blocks are now less used, and as a result they offer no

'defensible space' to residents, are poorly overlooked and potentially magnets for anti-social behaviour.

4.0 Relevant Planning History

4.1 The site has no recent planning history to note.

5.0 Site Allocation

5.1 The application site is located within the Residential Policy Area for Branton in the Local Plan.

5.2 The site is in Flood Zone 1, indicating low flood risk.

5.3 National Planning Policy Framework (NPPF) (2021)

5.4 The National Planning Policy Framework 2021 (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. Planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF is a material consideration in planning decisions and the relevant sections are outlined below:

5.5 Paragraphs 7-11 establish that all decisions should be based on the principles of a presumption of sustainable development.

5.6 Paragraph 38 states that local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

5.7 Paragraph 47 reiterates that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

5.8 Paragraphs 55 and 56 states that Local Planning Authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning conditions should be kept to a minimum and only be imposed where necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.

5.9 Paragraph 60 states to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

- 5.10 Paragraph 111 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 5.11 Paragraph 119 states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 5.12 Paragraph 120 states planning decisions should....give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs... and promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively.
- 5.13 Paragraph 130 states that planning decisions should ensure developments will function well and add to the overall quality of the area, are visually attractive and optimise the potential of the site. Paragraph 127(f) sets out that planning decisions should create places which provide a high standard of amenity for existing and future users.
- 5.14 Paragraph 185 states planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development.
- 5.15 Local Plan
- 5.16 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The development plan consists of the Doncaster Local Plan (DLP) (adopted 2021) and the Barnsley, Doncaster and Rotherham Joint Waste Plan (JWP) (adopted 2012).
- 5.17 Policy 1 sets out the Settlement Hierarchy for the Borough. It seeks to concentrate growth at the larger settlements of the Borough with remaining growth delivered elsewhere to support the function of other sustainable settlements and to help meet more local needs taking account of existing settlement size, demography, accessibility, facilities, issues and opportunities. In Defined Villages, development within their Development Limits will be considered against other policies of the Plan as shown on the Policies Map.
- 5.18 Policy 7 seeks to ensure the delivery of a wide range and mix of housing types, sizes and tenures, including provision of affordable housing to meet local housing needs which exists in the majority of the Borough's communities.

- 5.19 Policy 10 relates to Residential Policy Areas. The application site is designated as being in such an area as per the Local Plan supporting Policies Map. The policy supports new homes, subject to conditions, including that there are acceptable levels of residential amenity for both existing and new occupiers.
- 5.20 Policy 13 relates to sustainable transport within new developments. Part A.6 states that proposals must ensure that the development does not result in an unacceptable impact on highway safety, or severe residual cumulative impacts on the road network. Developments must consider the impact of new development on the existing highway and transport infrastructure.
- 5.21 Policy 29 relates to ecological networks and that proposals will only be supported which deliver a net gain for biodiversity and protect, create, maintain and enhance the Borough's ecological networks.
- 5.22 Policy 30 relates to valuing biodiversity and geodiversity and advises that internationally, nationally, and locally important habitats, sites and species that will be protected through a number of principles. It requires the use of the mitigation hierarchy to ensure that the most valuable ecological features of a site are protected and harm to biodiversity is minimised. In line with best practice, the provision of compensation to account for residual biodiversity impacts will not be allowed unless the prior steps of the mitigation hierarchy have been followed, and all opportunities to avoid and then minimise negative impacts have first been pursued.
- 5.23 Policy 32 relates to woodlands, trees and hedgerows. Proposals will be supported where it can be demonstrated that woodlands, trees and hedgerows have been adequately considered during the design process, so that a significant adverse impact upon public amenity or ecological interest has been avoided. There will be a presumption against development that results in the loss or deterioration of ancient woodland and/or veteran trees.
- 5.24 Policy 41 relates to character and local distinctiveness and states that development proposals will be supported where they recognise and reinforce the character of local landscapes and building traditions; respond positively to their context, setting and existing site features as well as respecting and enhancing the character of the locality. Developments should integrate visually and functionally with the immediate and surrounding area at a street and plot scale.
- 5.25 Policy 42 relates to urban design and states that new development will be expected to optimise the potential of a site and make the most efficient use of land whilst responding to location, local character, and relevant spatial requirement and design standards.
- 5.26 Policy 44 relates to residential design and sets out the key design objectives which residential development must achieve, as well as stating that all developments must protect existing amenity and not significantly impact on the living conditions or privacy of neighbours.

- 5.27 Policy 45 relates to Housing Design Standards and advises that new housing proposals will be supported where they are designed to include sufficient space for the intended number of occupants, and are designed and constructed in a way that enables them to be easily adapted to meet existing and changing needs of residents in Doncaster. The policy requires all new dwellings to meet the Nationally Described Space Standard (NDSS).
- 5.28 Policy 48 states that development will be supported which protects landscape character, protects and enhances existing landscape features and provides high quality hard and soft landscaping scheme which includes fit for purpose planting and generous trees, shrubs and hedgerow planting.
- 5.29 Policy 55 deals with the need to mitigate any contamination on site.
- 5.30 Policy 56 requires the need for satisfactory drainage including the use of SuDS.
- 5.31 Other material planning considerations
- 5.32 Doncaster Council's previous suite of adopted Supplementary Planning Documents (SPDs) have been formally revoked in line with Regulation 15 of the Town and Country Planning (Local Planning) (England) Regulations 2012, following the adoption of the Local Plan.
- 5.33 The Transitional Developer Guidance (April 2022) provides guidance on certain elements, including design, during the interim period, whilst new SPDs to support the adopted Local Plan are progressed and adopted. This guidance is attached limited weight.
- 5.34 Other material considerations include:
- National Planning Practice Guidance (ongoing)
 - National Design Guide (2021)
 - Section 66 of the Planning (Listed Buildings and Conservation Areas) Act (1990)

6.0 Representations

- 6.1 This application has been advertised in accordance with Article 15 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) as follows:
- Advertised on the Council website
 - All neighbours with an adjoining boundary notified by letter
- 6.2 6 objections have been received from 3 addresses:
- 6.3 18 Moor View, Branton:

- Lack of consideration for resident parking, we have 2 vehicles in addition to a company van. We would like it to be considered that we can continue to park our cars on the site.

6.4 (address unknown):

- Concerns with loss of parking. To lose our garage means we would have to park on valley drive which is already heavily congested with parked cars. We may not be able to park our car in front of our property.
- Issues with surface water flooding on Valley Drive at the junction with Moor View.

6.5 24 Silverdale Close:

- Concerns with boundary fence between the bottom of our garden and the new houses back garden. Whether access will be given to both sides of our fence.
- Concerns with anti-social behaviour from new tenants of the properties.
- Noise/disturbance from the proposed air source heat pumps.
- Our boundary fence is inset from the property boundary and the proposed development would build on our property.
- Issues with surface water flooding on the highway

7.0 Consultations

7.1 **Highway Officer** - No objections – subject to condition. Notes that the site is situated within the village of Branton on Valley Drive with no parking restrictions. Each property would have a driveway as well as a footpath to the property. The driveways meet the required standards and means each bungalow has sufficient space to accommodate two off street parking spaces. The original proposal to landscape the existing driveway has been amended to retain access for adjacent neighbours to the rear of their properties.

7.2 **Drainage Officer** - No objections subject to a condition detailing full drainage design.

7.3 **Ecology Officer** - No objections subject to a condition requiring an ecological enhancement plan to be agreed and implemented. The garages have been inspected and they have negligible potential for roosting bats. The gable ends of both buildings could accommodate swift boxes either integrated or surface mounted.

7.4 **Environmental Health Officer (Noise)** - No comment.

7.5 **Waste and Recycling Officer** - No objections.

7.6 **Pollution Control Officer** - No objections – subject to condition.

7.7 **Yorkshire Water** - No objections.

7.8 **Severn Trent Water** - No objections subject to an informative.

7.9 **Cantley and Branton Parish Council** - No comments or concerns relating to the application.

8.0 **Assessment**

8.1 Section 38(6) of the Planning & Compulsory Purchase Act 2004 requires that:

'Where in making any determination under the planning acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise'.

8.2 The NPPF at paragraph 2 states that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF must be taken into account in preparing the development plan, and is a material consideration in planning decisions.

8.3 The main issues for consideration under this application are as follows:

- Principle of development
- Impact upon the character of the area
- Impact upon residential amenity
- Impact upon highway safety
- Other environmental considerations
- Overall Planning Balance

8.4 For the purposes of considering the balance in this application, planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or neutral

The Principle of the Development

8.5 The application site is located within a Residential Policy Area. Policy 10 of the Local Plan supports new residential development in Residential Policy Areas, provided that:

1. the development would provide for an acceptable level of residential amenity for both new and existing residents; and

2. the development would help protect and enhance the qualities of the existing area and contribute to a safe, healthy and prosperous neighbourhood; and

3. the development would meet other development plan policies including those relating to flood risk, open space, design and sustainable construction.

- 8.6 In relation to criterion 1, it is considered that the site is large enough to accommodate two dwellings with a good standard of residential amenity.
- 8.7 Gardens should be a minimum of 60 square metres as set out in the Transitional Developer Guidance, and there should be separation distances of 21 metres between habitable windows facing one another, or 11 metres between habitable windows and blank walls. It has been demonstrated that all of these standards can be met on this site.
- 8.8 Criterion 2 of policy 10 relates to the impact of new residential developments on the character of the area. Given the plot characteristics, it is considered that the erection of dormer properties would not be harmful to the street scenes of either Valley Drive or Moor View.
- 8.9 Criterion 3 of policy 10 requires residential developments to be in accordance with other relevant development plan policies. The individual planning considerations and constraints are assessed below.
- 8.10 In summary, subject to compliance with other development plan policies, the principle of the development is acceptable and fully in accordance with policy 10 of the Local Plan.

Sustainability

- 8.11 Paragraph 7 of the NPPF states that one of the core principles of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs
- 8.12 There are three strands to sustainability, social, environmental and economic. Para.10 of the NPPF states that in order sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.

SOCIAL SUSTAINABILITY

Impact on neighbouring residential amenity

- 8.13 Policy 44(A) of the Local Plan states:

Developments must protect existing amenity and not significantly impact on the living conditions or privacy of neighbours or the host property (including their private gardens), be over-bearing, or result in an unacceptable loss of garden space.

- 8.14 The properties most likely to be affected by the development are those surrounding the site including, 34 Valley Drive, Nos. 24 and 26 Silverdale Close and Nos. 14-22 Moor View. It is noted that some of these neighbours have raised concerns with the impact upon residential amenity, including parking pressures in the area and potential noise from the proposed air source heat pumps which are proposed to be installed in the properties.
- 8.15 The proposed dormer bungalows would be sited in line with No.s. 32/34 Valley Drive. The side profiles of the dwellings would be slimmer due to the gable design and would not contain any window openings, limiting their impact on the above properties in terms of loss of visual amenity, overshadowing or overlooking.
- 8.16 The dwellings would be situated some 20.5m away from the rear of properties on Moor View. This is an acceptable distance in considering impact upon residential amenity.
- 8.17 The dwellings would be sited approximately 27m away at the closest point from the rear elevations of Nos. 24 and 26 Silverdale Close and 13m from the boundary point. This is an acceptable distance in considering impact upon residential amenity.
- 8.18 All surrounding neighbours would notice the comings and goings and the residential use of the site but a reasonable level of activity is expected within a built up residential area and the proposal is not considered to demonstrably worsen the current situation given the scale of development proposed.
- 8.19 The air source heat pumps (ASHP) have been assessed as being appropriate for a residential area. The ASHP would be fitted with the latest acoustic technology to deaden sound, and would run in a dual system with other elements in the properties which would mean they would not 'cycle' on and off to keep the system up to temperature, which is a common complaint of early installations and retrofit solutions. The Environmental Health Officer has been consulted on the application and no objections have been received.
- 8.20 A neighbour (occupant at 24 Silverdale Close) has raised concerns that the extent of their property boundary goes beyond their existing fence and in fact includes part of the application site. A title check on the neighbouring property returned a result that the property is unregistered and therefore unable to clarify the boundary. The Council's assets team is of the view that the application site reflects the site boundary that is registered in the ownership of Doncaster Council (SYK498417) unless the owner of 24 Silverdale Close is able to provide evidence of ownership. A request has been made to the owner to provide further evidence and any update will be reported to Planning Committee.
- 8.21 Representations have highlighted a request that access is maintained to both sides of a neighbour's boundary. A request to a land owner for access would be a civil matter. It is considered that a fence panel can be removed from the neighbouring side should access to this surface be required.

- 8.22 In summary, the siting and massing of the proposed dormer bungalows limit the potential impact in terms of loss of light, visual amenity and privacy. The proposed finished site level is proposed to be conditioned through the hard and soft landscaping plan (condition 6) to ensure that ground floor amenity can be maintained through suitable boundary treatments. All properties facing the new dwellings would be separated from neighbouring properties in line with good practice guidance. The dwellings would have a neutral impact on the residential amenity of the nearest neighbouring properties.
- 8.23 Policy 45 of the Local Plan requires all new dwellings to meet the Nationally Described Space Standard (NDSS). The proposed dwellings will meet this standard in addition to Part M4 (2) Category 2 for accessible and adaptable dwellings. They would have good standards of internal and external amenity space.
- 8.24 Conclusion on Social Impacts.**
- 8.25 It is not considered that the proposed development would detract from the residential amenity of any neighbouring residential properties, and the development would accord with policies 42 and 44 of the Local Plan. The properties themselves would also have good levels of internal and external living areas in accordance with policy 45. The development would therefore be acceptable in terms of social sustainability. The environmental credentials of the homes going above and beyond the statutory requirements under the Building Regulations attracts moderate weight in favour of the proposal.
- 8.26 It is accepted that the proposal would lead to some noise and disturbance being generated whilst construction is taking place, however this is considered to be short term when considered against the lifetime of the development. A planning condition would require the submission of a construction method statement to be submitted and approved by the local planning authority to ensure that impacts on the highway and residential amenity are minimised.

ENVIRONMENTAL SUSTAINABILITY

Impact upon the character and appearance of the surrounding area

- 8.27 Policies 41 (a), 42 (b), 44 (b) in part require development to be of a high quality design that contributes to local distinctiveness, respond positively to existing site features and integrate well with its immediate surroundings. These policies also look at design components including the mix, layout, density and form of development, to ensure it provides a decent living environment and is safe.
- 8.28 The proposed dwellings would consist of a pair of semi-detached dormer bungalows. They would be set back from the highway on Valley Drive, allowing opportunities for off street parking and landscaping. Materials would consist of red facing brickwork and grey roof tiles. It is intended to reflect the finish on properties to the south on Moor View.

- 8.29 The properties would be seen mainly in the context of existing properties on Valley Drive, which are a mixture of single storey and two storey semi-detached properties of similar age and materials, along with the terraced properties on Moor View. Whilst the proposed development would be a new concept of dormer bungalows, there is enough variation in the street scene. The general spacing between the buildings and boundaries would be in keeping with the surrounding area and the overall layout from public views in the street scene would retain a spacious appearance. The form and massing of the bungalow, and particularly its lower first floor massing, would mean that it would not appear too prominent. Overall, both in design and standard of construction, they are considered to complement the local street scene as a standalone development.
- 8.30 Boundary treatments would consist of timber fencing to private amenity areas. A 1.8m timber fence would provide a defensible boundary to the adjacent footpath link, but would step down to the site frontage to retain open character. A footpath is retained to provide pedestrian access to the rear of properties on Moor View. The application was amended to retain the existing access to allow pedestrian access to the rear of properties on Moor View.
- 8.31 Parking areas have been laid out in a tandem formation to avoid sprawling across the site.
- 8.32 In conclusion, the appearance of the site will undoubtedly change from that of a modest garage block to housing. On balance and having context to the surrounding area, the visual appearance is considered to be acceptable. The compliance with the relevant policies attracts neutral weight in favour of the proposal.

Impact upon highway safety

- 8.33 Policy 13(A) of the Local Plan states that the Council will work with developers to ensure that appropriate levels of parking provision are made in accordance with the standards in Appendix 6 (criterion 4) and development does not result in unacceptable impacts on highway safety (criterion 6). Developments should also include provision for electric vehicle charging points (criterion 4).
- 8.34 Appendix 6 of the Local Plan sets out minimum parking standards to be applied to new residential developments. The guideline set out in policy is that 2 allocated spaces per dwelling are provided which has been met.
- 8.35 The site access for each property would be on to Valley Drive where tandem spaces are common to existing properties. Valley Drive is a fairly narrow road and parked cars also provide 'friction' to keep speeds low. A primary school is situated nearby to the south west which should also encourage responsible driving. Provided drivers and pedestrians pay due care and attention, the proposed access points should not cause a severe risk to highway safety.
- 8.36 It is noted that representations have been received objecting to the loss of the parking garages as a place to park their vehicles. Records indicate that up

to 8 of the 16 garages could be potentially occupied and therefore their removal could redistribute parking elsewhere nearby. However, it appears that there would be a sufficient amount of on-street parking available within comfortable walking distance of the site to accommodate the limited increase in parking demand arising from any displacement. It is also noted that no objections have been received from the Council's Highway Officer.

- 8.37 Suitable provision can be made to allow bins to be stored safely on collection day. No objections have been received from the Council's waste and recycling team.
- 8.38 Each property will have access to an electric vehicle charging point. Powered by energy stored by the PV panels, the charging points are to be mounted on the external wall.
- 8.39 Overall, the proposal provides suitable arrangements for vehicular access, parking and protects public safety in line with the above policies. This attracts neutral weight in the overall planning balance.

Ecology and trees

- 8.40 Policy 29 states proposals will only be supported which deliver a net gain for biodiversity and protect, create, maintain and enhance the Borough's ecological networks. Part of this policy seeks to provide native species in new developments, which is also a requirement through policies 32 and 48 which both involve providing suitable hard and soft landscaping.
- 8.41 The Council's Ecologist has inspected the garages closely and advises they have negligible potential for roosting bats and therefore no surveys are required prior to demolition. In general habitat terms, the site is almost all hard standing or built structures with no vegetation other than a grass verge. A landscaping scheme is to be conditioned on any approval. No objections have been raised and the contribution to ecological enhancement and landscaping attracts neutral weight in the overall planning balance.

Other environmental considerations

- 9.42 The Pollution Control Officer has assessed the application and believes that suitable controls on ensuring the land conditions are suitable can be reserved by condition. The site is previously developed, thereby the outlying risk of contamination from when the site was originally developed is low but should be assessed to ensure a risk managed approach.
- 9.43 The site lies outside any Air Quality Management Area. The dwellings would not generate significant levels of pollution once constructed.
- 9.44 The site lies within Flood Zone 1 according to the Environment Agency's Flood Map for Planning. FZ1 comprises land assessed as at a low risk of flooding from a watercourse and/or sea with less than a 1:1000 annual probability of

river or sea flooding. The NPPF and supporting PPG on Flood Risk and Coastal Change states that residential uses are appropriate in FZ1.

- 9.45 Concerns have been raised with existing surface water flooding in the highway network. The site will incorporate satisfactory measures for dealing with drainage impacts to ensure surface water run-off is dealt with on site and would not contribute to any other issues in the locality. It would be unreasonable to seek to address any unrelated issue through this application.

Conclusion on Environmental Issues

- 9.46 The proposal would not have a harmful visual impact, and would integrate well with the surrounding local environment. There would be no harm to local amenity and the highway arrangement is deemed to be acceptable. There are no ecological constraints, and the site is at low risk of contaminants and flood risk. Overall, the environmental impact of the development is considered to be acceptable.

ECONOMIC SUSTAINABILITY

- 9.47 The proposal would have limited economic benefits in terms of providing temporary employment opportunities for local tradespeople during construction, and increasing support for local services in Branton through the introduction of 2 additional households to the area.

Conclusion on Economy Issues

- 9.48 The development would have little economic impact, either positive or negative, and as such the proposal would not be contrary to the economic pillar of sustainable development. There would be an overall small, benefit and this provides limited weight in favour of the application.

10.0 PLANNING BALANCE & CONCLUSION

- 10.1 In accordance with Paragraph 11 of the NPPF, the proposal is considered in the context of the presumption in favour of sustainable development. The principle of developing the site is acceptable having regard to its acceptable location for windfall development within a residential policy area. The proposal is also for much needed affordable housing for the Borough and this attracts substantial weight. The site constraints have been assessed and there are no significantly adverse economic, environmental or social harm that would significantly or demonstrably outweigh any benefits identified when considered against the policies in the NPPF taken as a whole.

11.0 RECOMMENDATION

- 11.1 **MEMBERS RESOLVE TO GRANT PLANNING PERMISSION FOR THE PROPOSED DEVELOPMENT SUBJECT TO THE CONDITIONS BELOW:**

01. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.
REASON
Condition required to be imposed by Section 91(as amended) of the Town and Country Planning Act 1990.
02. The development hereby permitted must be carried out and completed entirely in accordance with the terms of this permission and the details shown on the approved plans listed below:

Dwg. No. PQ2805 AD 10 Site Layout Revision B received 26 October 2022
Dwg. No. PQ2805 AD PD02 E1014 House Type received 01 June 2022

REASON
To ensure that the development is carried out in accordance with the application as approved.
03. The development hereby granted shall not be begun until details of the foul, surface water and land drainage systems and all related works necessary to drain the site have been submitted to and approved by the Local Planning Authority. These works shall be carried out concurrently with the development and the drainage system shall be operating to the satisfaction of the Local Planning Authority prior to the occupation of the development.
REASON
To ensure that the site is connected to suitable drainage systems and to ensure that full details thereof are approved by the Local Planning Authority before any works begin.
04. No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy, together with a timetable of works, being accepted and approved by the Local Planning Authority (LPA), unless otherwise approved in writing with the LPA.

a) The Phase I desktop study, site walkover and initial assessment must be submitted to the LPA for approval. Potential risks to human health, property (existing or proposed) including buildings, livestock, pets, crops, woodland, service lines and pipes, adjoining ground, groundwater, surface water, ecological systems, archaeological sites and ancient monuments must be considered. The Phase 1 shall include a full site history, details of a site walkover and initial risk assessment. The Phase 1 shall propose further Phase 2 site investigation and risk assessment works, if appropriate, based on the relevant information discovered during the initial Phase 1 assessment.

b) The Phase 2 site investigation and risk assessment, if appropriate, must be approved by the LPA prior to investigations commencing on site. The Phase 2 investigation shall include relevant soil, soil gas, surface and groundwater sampling and shall be carried out by a suitably qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology and current best practice. All the investigative works and sampling on site, together with the results of analysis, and risk assessment to any receptors shall be submitted to the LPA for approval.

c) If as a consequence of the Phase 2 Site investigation a Phase 3 remediation report is required, then this shall be approved by the LPA prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment including any controlled waters, the site must not qualify as contaminated land under Part 2A of the Environment Protection Act 1990 in relation to the intended use of the land after remediation.

d) The approved Phase 3 remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance. The LPA must be given two weeks written notification of commencement of the remediation scheme works. If during the works, contamination is encountered which has not previously been identified, then all associated works shall cease until the additional contamination is fully assessed and an appropriate remediation scheme approved by the LPA.

e) Upon completion of the Phase 3 works, a Phase 4 verification report shall be submitted to and approved by the LPA. The verification report shall include details of the remediation works and quality assurance certificates to show that the works have been carried out in full accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the verification report together with the necessary documentation detailing what waste materials have been removed from the site. The site shall not be brought into use until such time as all verification data has been approved by the LPA.

REASON

To secure the satisfactory development of the site in terms of human health and the wider environment, in accordance with the National Planning Policy Framework and Doncaster's Local Plan Policy 54 & 55.

05. No development shall take place, including any works of demolition, until a Construction Method Statement has been

submitted to and approved in writing by the local planning authority. The statement shall provide for:

- i) - the parking of vehicles of site operatives and visitors
- ii) - loading and unloading of plant and materials
- iii) - storage of plant and materials used in constructing the development
- iv) - the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- v) - wheel washing facilities (including siting, location and nature)
- vi) - measures to control noise and the emission of dust and dirt during construction
- vii) - a scheme for recycling/disposing of waste resulting from demolition and construction works
- viii) - periods when plant and materials trips should not be made to and from the site (mainly peak hours but the developer to identify times when trips of this nature should not be made)
- ix) - the highway routes of plant and material deliveries to and from the site.
- x) - days and hours of operation for all construction works.
- xi) - contact details for the site manager(s)

Thereafter the development shall be carried out in accordance with the approved Construction Method Statement.

REASON

In the interests of protecting residential amenity from noise and disturbance and to ensure the safe operation of the highway for the duration of the construction phase of the development as required by Policy 42 A.2 of the Doncaster Local Plan. This condition is required to be discharged prior to commencement as the approved detail may have an impact on construction arrangements.

06.

No development shall take place on the site until a detailed hard and soft landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The hard landscape scheme shall include details of all external hard surfacing materials and confirmation of a finished floor level for the site. The soft landscape scheme shall include a soft landscape plan; a schedule providing plant and tree numbers and details of the species, which shall comply with the Council's Transitional Guidance, nursery stock specification in accordance with British Standard 3936: 1992 Nursery Stock Part One and planting distances of trees and shrubs; a specification of planting and staking/guying; a timescale of implementation; and details of aftercare for a minimum of 5 years following practical completion of the landscape works.

Thereafter the landscape scheme shall be implemented in full accordance with the approved details and the Local Planning Authority notified in writing within 7 working days to approve practical completion within the site. Soft landscaping for any individual housing plot must be implemented in full accordance with the approved scheme, prior to occupation of the home, which will be monitored by the Local Planning Authority. Any part of the scheme which fails to achieve independence in the landscape, or is damaged or removed within five years of planting shall be replaced during the next available planting season in full accordance with the approved scheme, unless the local planning authority gives its written approval to any variation.

REASON

In the interests of environmental quality and policies 29, 30, 32 and 48 of the Local Plan.

07. Prior to the first occupation of either dwelling hereby approved, an ecological enhancement plan shall be implemented. The plan shall require the following measures to be implemented and photographic evidence of implementation to be submitted.

-The provision of surface mounted or integrated swift boxes/bricks in the apex of the two gable end of the proposed dwellings.

REASON

To ensure the ecological interests of the site are maintained in accordance with Policy 29 of the Local Plan.

08. Before the first occupation of any dwelling hereby approved, details of the vehicular access, parking and turning area for the site and how it is surfaced, drained and where necessary marked out shall be approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details prior to first occupation and shall remain available for access for the lifetime of the development.

REASON

To ensure adequate parking, delivery and turning provision in the interests of public safety as required by Policy 42 B.4 of the Doncaster Local Plan.

09. The dwellings hereby permitted shall not be occupied until details of secure cycle parking facilities for the occupants of the development have been submitted to and approved in writing by the local planning authority. Cycle storage and shall be fully implemented and made available for use prior to the occupation of the development hereby permitted.

REASON

To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policy 13 of the Doncaster Local Plan.

10. Prior to the occupation of the development hereby approved, details of electric vehicle charging provision shall be submitted to and approved in writing by the local planning authority. Installation shall comply with current guidance/advice. The first dwelling/development shall not be occupied until the approved connection has been installed and is operational and shall be retained for the lifetime of the development. The development shall be carried out in accordance with the approved details.

REASON

To contribute towards a reduction in emissions in accordance with air quality objectives and providing sustainable travel choice in accordance with policy 13 of the Doncaster Local Plan.

11. Prior to first occupation of the each of the dwellings listed below, Building Control Completion Certificates must have been provided to the Local Planning Authority demonstrating that the specified optional requirements as set out in the Building Regulations 2010 (as amended) have been achieved for the following plots:

Plots 1 and 2 must meet Part M4 (2) 'accessible and adaptable dwellings'.

This condition may be partially discharged by the submission and approval of Completion Certificates for individual plots during a site build out. This condition will be fully discharged upon receipt of satisfactory Completion Certificates for all the above plots.

REASON

To ensure compliance with the requirements of Policy 45 to deliver the agreed accessible and adaptable homes.

12. Should any unexpected significant contamination be encountered during development, all associated works shall cease and the Local Planning Authority (LPA) be notified in writing immediately. A Phase 3 remediation and Phase 4 verification report shall be submitted to the LPA for approval. The associated works shall not re-commence until the reports have been approved by the LPA.

REASON

To secure the satisfactory development of the site in terms of human health and the wider environment, in accordance with the National Planning Policy Framework and Doncaster's Local Plan Policy 54 & 55.

13. Any soil or soil forming materials brought to site for use in garden areas, soft landscaping, filling and level raising shall be tested for contamination and suitability for use on site. Proposals for contamination testing including testing schedules, sampling frequencies and allowable contaminant concentrations (as determined by appropriate risk assessment) and source material information shall be submitted to and be approved in writing by the LPA prior to any soil or soil forming materials being brought onto site. The approved contamination testing shall then be carried out and verification evidence submitted to and approved in writing by the LPA prior to any soil and soil forming material being brought on to site.

REASON

To secure the satisfactory development of the site in terms of human health and the wider environment, in accordance with the National Planning Policy Framework and Doncaster's Local Plan Policy 54 & 55.

Informatives

01. **INFORMATIVE**

Severn Trent Water advises that there is a public sewer located within the application site. Public sewers have statutory protection by virtue of the Water Industry Act 1991 as amended by the Water Act 2003 and you may not build close to, directly over or divert a public sewer without consent. You are advised to contact Severn Trent Water to discuss your proposals. Severn Trent Water will seek to assist you in obtaining a solution which protects both the public sewer and the proposed development. They may obtain copies of our current guidance notes and application form from either our website (www.stwater.co.uk) or by contacting the Build Team (Tel: 0345 2667930 / email: building.over@severntrent.co.uk).

02. **INFORMATIVE**

Prior to preparing any reports in support of conditions relating to land contamination, the applicant is strongly advised to refer to the document entitled Development on land affected by contamination. Technical Guidance for Developers, Landowners and Consultants. Yorkshire and Humberside Pollution Advisory Council.

The document can be found at the following web address:

<http://www.doncaster.gov.uk/services/environmental/developing-on-contaminated-land>

Or alternatively you can request a paper copy from the LPA.

03. **INFORMATIVE**

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Standing Advice valid from 1st January 2021 until 31st December 2022

04. INFORMATIVE

In relation to the discharge of condition 3, the applicant should note the advice of the Drainage Officer received on the application dated 22nd August 2022.

05. INFORMATIVES

Works carried out on the public highway by a developer or anyone else other than the Highway Authority shall be under the provisions of Section 278 of the Highways Act 1980 and adoption roads within the development shall be carried out under Section 38 of the Highways Act. The S38 and S278 agreements must be in place before any works are commenced. There is a fee involved for the preparation of the agreement and for on-site inspection. The applicant should make contact with Malc Lucas - Tel 01302 735110 as soon as possible to arrange the setting up of the agreement.

Street lighting design and installation is generally undertaken by the Local Highway Authority. There is a fee payable for this service and the applicant should make contact with Fiona Horgan - Tel 01302 735097 or e-mail Fiona.Horgan@doncaster.gov.uk as soon as possible. Further information on the selected DNO / IDNO together with the energy supplier will also be required as soon as possible as they directly affect the adoption process for the street lighting assets.

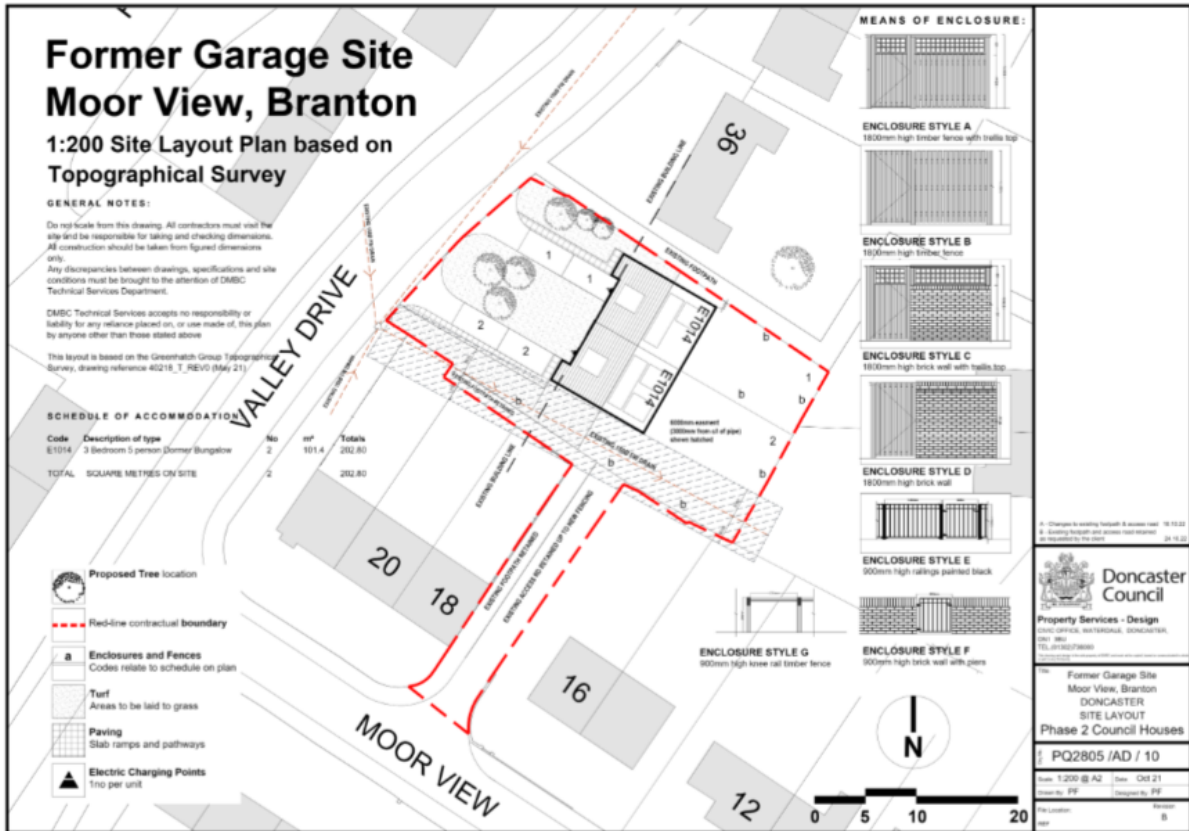
Doncaster Borough Council Permit Scheme (12th June 2012) - (Under section 34(2) of the Traffic Management Act 2004, the Secretary of State has approved the creation of the Doncaster Borough Council Permit Scheme for all works that take place or impact on streets specified as Traffic Sensitive or have a reinstatement category of 0, 1 or 2. Agreement under the Doncaster Borough Council Permit Scheme's provisions must be granted before works can take place. There is a fee involved for the coordination, noticing and agreement of the works. The applicant should make contact with Paul Evans - Email:

p.evans@doncaster.gov.uk or Tel 01302 735162 as soon as possible to arrange the setting up of the permit agreement.

The developer shall ensure that no vehicle leaving the development hereby permitted enter the public highway unless its wheels and chassis are clean. It should be noted that to deposit mud on the highway is an offence under provisions of The Highways Act 1980.

The above objections, consideration and resulting recommendation have had regard to Article 8 and Article 1 of the First Protocol of the European Convention for Human Rights Act 1998. The recommendation will not interfere with the applicant's and/or objector's right to respect for his private and family life, his home and his correspondence.

Appendix 1: Site Plan (Revision B)



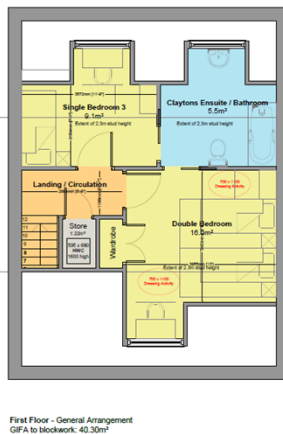
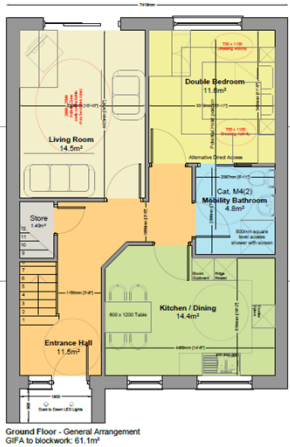
Appendix 2: House Plans

HOUSE TYPE E1014 - Low Carbon Dormer Bungalow

3 bedroom 5 person semi or terrace GIA = 101.4m² (1091ft²)



- ADDITIONAL ENHANCEMENTS TO EXCEED BUILDING REGULATIONS 2020**
- Ground Floor bathroom meets Approved Document PART M4(2) Category 2 for accessible and adaptable dwellings with level access shower
 - 350mm thick External Wall makeup with full fill insulation
 - First Floor Bathroom meets Approved Document PART M4(2) Category 2 for accessible and adaptable dwellings, and houses has wider patios and 900mm deep front porch.
 - 1500mm turning circles shown for wheelchairs, and hoist and stairlift positions
 - All corridors at least 1050mm wide and internal doors permit accessible access
 - Roof integrated Photo Voltaic panels
 - Electric Car charging point when parking space is adjacent to property
 - Air Source Heat Pump for heating & hot water



SPATIAL STANDARDS

- Housetype designed to meet the Gross Internal Floor Area prescribed by the Nationally Described Space Standards - March 2015.
- Both double bedrooms exceed the minimum floor area of 11.5m² and the minimum width dimensions.
- Single bedroom exceeds the minimum floor area of 7.5m² and the minimum width dimensions
- House provides 2.6m² of built in storage in accordance with the spatial standards

- Joinery Details - Anthracite Grey
- Roof Tiles - Marley Duo Edgema in Smooth Grey
- Facing Material - Bstock Hardwicke Webeck Red Moture
- PV Solar Array - Integrated Photo Voltaic panel



Title:	E1014 HOUSE TYPE
Dwg No:	PQ2805 / AD / PD02
Scale:	1:100/1:50 at A2
Date:	June 2021
Revision:	
Drawn By:	MBC

Appendix 3: Artist Impression



Appendix 4: Sustainability

Sustainability

Effective from June 2022, all new homes must produce 31% less carbon emissions than what is currently considered acceptable in Part L of the Building Regulations. All new housetypes within the Council House Build Programme have been designed in recognition of these changes.



6.1 Air Source Heat Pump

As an alternative to traditional gas boilers, each new dwelling is to be fitted with an Air Source Heat Pump. The system is a self-contained unit which only requires connections to water and electricity, and is used for heat spacing and hot water. The pumps are designed to absorb heat from outside air.

Requiring little maintenance, the units are to be located in the properties' rear gardens adjacent to the external wall.



Figure 14: Air Source Heat Pump

6.2 PV Panels

Integrated into the roof tile, the Marley SolarTile Photovoltaic Panel uses renewable energy to power the properties. Designed and installed with a flush finish, the panels are discreet and require significantly less maintenance in comparison to other products.

The panels do not require direct sunlight, making them effective in capturing and storing the sun's energy even on overcast days. Photovoltaic cells act by converting sunlight into electricity, thus reducing the energy usage of the property and subsequently lowering costs.

Running on a renewable energy such as solar electricity significantly reduces a property's carbon footprint as this method does not release harmful emissions.



Figure 15: Marley SolarTile photovoltaic panels

6.3 Electric Vehicle Charging Points

Each of the 2no dormer bungalows have a designated parking space, served by an electric vehicle charging point. Powered by energy stored by the PV panels, the charging points are to be mounted on the external wall to the front of the dwellings.

The system is protected by a locking feature which ensures security and prevents the use of the charging points being exploited.

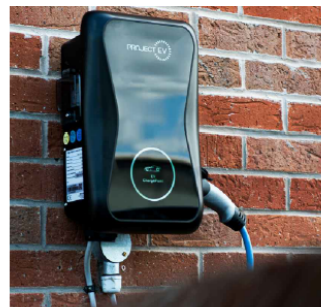


Figure 16: EV charge point

Sustainability continued

6.4 Technology and Landscape

A number of measures have been designed into the proposed properties to reduce their impact on the environment, and to make the homes more sustainable. The image below highlights these measures to be implemented across the site.

A. Thermal Store

Proposed to work in conjunction with the Air Source Heat Pump, the thermal store will allow the residents immediate access to hot water.

B. Solar Panels

Making the properties more resilient, Marley integrated solar roof tiles have been designed into the roof. Being built in line with the surrounding tiles they will have a reduced visual impact, as well as lower maintenance requirements.

C. Built Habitat Considerations

Multiple ecological measures are designed into the properties to support a range of creatures. Into the brick walls, where appropriate, bird and bat boxes will be included. The bird boxes will be able to house a range of native species including swifts. The fence paneling to the gardens will contain hedgehog passages to allow for larger territories.

D. EV Car Charging

Promoting sustainability beyond the home, the house design includes a Project EV electric car charging port. This addition falls under the requirements for the upcoming Approved Document Part S.

F.

Landscape elements aimed at ecological sustainability include flowering lawns containing a mix of lawn grasses as well as short growing flowers to provide insect food sources. New trees are to be planted to the front of the site, offering additional bird and insect habitats.

